



Building Consistency Meeting

Residential

Date: 11/5/2008 Recorder and minutes prepared by: Danny Wooten/Jeff Griffin

Staff present: Jeff Griffin, Danny Wooten, David Williams, Tim Taylor, Steve Kellen, Ron Dishman, Harold Sinclair, Paul Cupp, Walt Nash, Randy Newman, Michael Johnson, Mark Wyte, Druied Roberson, Darrell McAllister, David Morton, Patrick Biddy.

Public present: Greg Sloan (**Ryland Homes**); Jimmy Flowe/Kevin Ratliff (**Griffin Masonry**); Charles Sofinowski (**M/I Homes**); Lou Salvador/Jeff Dunn (**DR Horton**); Brad Crysler (**John Wieland Homes**); John Meeks/Chad Nelson (**Apple Blossom Insulators**); Jarrett Davis (**Structures of Integrity**); Brian Fulbright (**Perogrin Builders**); Bob Mckee (**Ryan Homes**); Ted Thompson (**Dienst Custom Homes**).

Topics/Subject	Decisions/Conclusions/Actions
Old Business	
None	
New Business	
New 2009 Code	The draft version of the new code has been sent back to the State and reviewed. ICC should be receiving the final changes in printing for the residential code before the end of November. Currently projecting possible January or February before Code books will be available for purchase. We will continue to advise so that once books are available plans can be submitted for review under the new codes.
Code Defect Library	The Department is working on information in regards to major defects found on both residential and commercial jobsites. These defects will be listed along with an explanation and a right/wrong photo illustrating the problem. Website currently has 10 items loading but the department has developed a team to have an on going review process for the addition of new items. This website and library will be review at next consistency meeting.
E-plan submittal	Electronic plan submittal is up and running currently may builders are waiting for the change in the codes but on-line electronic submittal is available. More information on this process can be found on line at www.e-plan-nc.org . Before using the site (submitting plans) a builder will need to be set up in the system and should call RTAC at 704/432-7822 or Mark Wyte at 704/336-7017 to obtain site approval.
Code update classes	When code books become available we will move to conduct continued education classes at CPCC on code updates. This year we will partner with several builders to hold a 3 hour classroom instruction with a 3 hour field framing review class. As these classes become available we will notify at future consistency meetings. Classes will be open to builders and Code officials.

Code change summary	The Department has put together a code change summary sheet for the 2009 residential code changes. This highlights the significant changes found in the 2009 code and we will have posted on our website shortly for public access. Recommend that each builder review the changes as noted to be aware of requirements prior to the July 1, 2009 mandatory enforcement date.
Appendix G Pools & Spas	Because to major changes in dealing with pools and barriers and the additional responsibilities placed on the permit holder which is often the pool contractor. A meeting will be held shortly to invite those contractor and other interested parties to discuss these issues, meeting date TBA.
Foundation bolts-pier and curtain wall foundations	<p>Question raised about the location of an anchor bolt in a pier and curtain wall foundation that has a structurally bonded brick to CMU at the exterior pier locations. Because this application creates a structurally bonded masonry unit the installation of the anchor is not prohibited under the code. The optimal application is in the CMU block but between the double wythe is not prohibited under the language listed in the Code.</p> <p>R403.1.6 Foundation anchorage. “The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center and not more than 12 inches (305 mm) from the corner. Bolts shall be at least 1/2 inch (12.7 mm) in diameter and shall extend a <u>minimum of 7 inches (178 mm) into masonry or concrete</u>”. “A nut and washer shall be tightened on each bolt to the plate. Sills and sole plates shall be protected against decay and termites where required by Sections R318 and R319”.</p>
Foam insulation	The market continues to see new foam manufacturers and installers coming into this area. Because of the make up of all types of foam products the Department has taken the stance that ever foam product being used for insulating a structures thermal envelope will have to have an ICC evaluation report and the conditions of usage outlined in that report will have to be followed for each specific installation. Builders wishing to use a foam type product should review and be completely familiar with their product being used.